016.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,800 / 894,800
					USE VALUE:	894,800 / 894,800
					ASSESSED:	894,800 / 894,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67	-67A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROUD MARY PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	18 FERNWAY
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	HEATH VERONICA & DONN -
Owner 2:	-
Street 1:	18 FERNWAY
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,450 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Vinyl Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5450.000	428,000		466,800	894,800
Total Card	0.125	428,000		466,800	894,800
Total Parcel	0.125	428,000		466,800	894,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.60 | /Parcel: 376.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	11310
GIS Ref	
GIS Ref	
Insp Date	03/25/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,100	0	5,450.	466,800	894,900	894,900	Year End Roll	12/18/2019
2019	104	FV	330,200	0	5,450.	496,000	826,200	826,200	Year End Roll	1/3/2019
2018	104	FV	330,200	0	5,450.	361,800	692,000	692,000	Year End Roll	12/20/2017
2017	104	FV	310,200	0	5,450.	315,100	625,300	625,300	Year End Roll	1/3/2017
2016	104	FV	310,200	0	5,450.	268,400	578,600	578,600	Year End	1/4/2016
2015	104	FV	277,300	0	5,450.	262,600	539,900	539,900	Year End Roll	12/11/2014
2014	104	FV	277,300	0	5,450.	215,900	493,200	493,200	Year End Roll	12/16/2013
2013	104	FV	288,200	0	5,450.	205,400	493,600	493,600		12/13/2012

!1378!

PRINT

Date	Time
12/10/20	16:59:53

LAST REV

Date	Time
02/27/20	15:46:12
mmcmakin	
1378	

USER DEFINED

Prior Id # 1:	11310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEATH VERONICA	74067-182	1	1/31/2020	Convenience	1	No	No		
GOODMAN THEODOR	73475-585	1	10/17/2019		930,000	No	No		
GRANDE RICHARD/	23240-327		5/28/1993		236,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2012	564	Manual	2,000					
5/21/2009	372	Manual	9,500					REPAIR TERMITE DAM
5/19/2009	357	Manual	29,941					DEMO / REPLACE MAS
5/28/2004	428	New Wind	10,564			G6	GR FY06	19 REPL WNDWS
5/4/1998	389	Dormers	35,200					33 FT SHED DORMER
6/13/1996	252	Manual	15,762					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2009	Meas/Inspect	189	PATRIOT
1/15/2000	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5450		Sq. Ft.	Site		0	80.	1.07	1									466,799						466,800	

Total AC/HA: 0.12511 | Total SF/SM: 5450 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 466,799 | Spl Credit | Total: 466,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09191918
Const Adj.:	0.98745072
Adj $ / SQ:	183.297
Other Features:	123000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620301
Depreciation:	192293
Depreciated Total:	428008

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
1	5	2	1
Totals			
2	11	5	

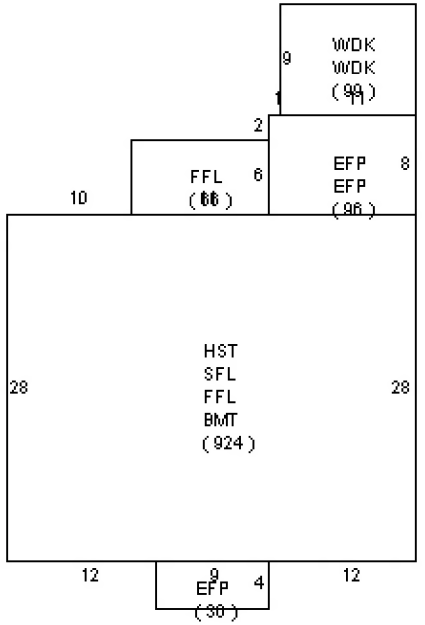
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.30
Special Features:	0	Val/Su Net:	114.87
Final Total:	428000	Val/Su SzAd	180.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	183.300	181,464
BMT	Basement	924	54.990	50,810
SFL	Second Floor	924	183.300	169,366
HST	Half Story	462	183.300	84,683
EFP	Enclos Porch	228	38.670	8,818
WDK	Deck	198	10.910	2,161

Net Sketched Area:	3,726	Total:	497,302
Size Ad	2376	Gross Are	4188	FinArea	2376
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc